KNOW ALL MEN BY THESE PRESENTS TO WIT: **LEGEND** THE KENNETH W. KING AND ROSEMARY M. KING ARE THE OWNERS OF PIN FOUND KESSLER MILL RD THE PROPERTY SHOWN HEREON CONTAINING 2.347 ACRES BOUNDED BY W/TPP&S CAP M.B.L.=MINIMUM BUILDING LINE OUTSIDE CORNERS 1 THRU 8 TO 1 INCLUSIVE BEING ALL OF THE MERIDIAN (P.U.E, = PUBLIC UTILITY EASEMENT PROPERTY CONVEYED TO SAID OWNER BY KENNETH E. KING, JOSEPHINE P. S.S.E. = SANITARY SEWER EASEMENT KING, RICHARD L. KING AND MARY A. KING, BY DEED OF CORRECTION ROCK S = STOOPDATED JULY 17, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE OHW = OVERHEAD WIRES SYCAMORE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 93, PAGE DR) □ UTILITY POLE W = WITHPINE BLUFFS THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE 797 CONC = CONCRETEPROPERTY SHOWN HEREON OF THEIR OWN FREE WILL AND ACCORD AS LOT "A" C = CENTERLINE BY DEED REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE PROPERTY OF OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF SALEM SUBDIVISION LOCATION MAP LOT "B" JOSEPHINE P. KING ORDINANCE AS AMENDED TO DATE AND DEDICATE TO THE CITY OF SALEM NO SCALE TAX # 013-001-005 PROPERTY OF FOR ROAD WIDENING 7,297 SQUARE FEET SHOWN DOTTED HEREON. D.B. 297, PG. 550 WITNESS THE SIGNATURES AND SEALS OF THE SAID OWNERS. STEPHEN EDWIN & GAIL BOWER KING 5/8" REBAR TAX # 013-001-004.1 FOUND BEARS D.B. 245, PG. 164 N 03'06' W, 19.20' COORDINATES LOT "C" FROM COR #2 PROPERTY OF CORNERS NORTHING EASTING /2" REBAR JOSEPHINE P. KING FOUND STATE OF YIRGINIA 3000.00 3000.00 TAX # 013-001-004 3009.56 3023.37 D.B. 297, PG. 550 3140.78 3344.11 1/2" REBAR 1/2" REBAR FOUND 3424.67 2825.45 2794.68 3317.35 AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT KENNETH W. 2748.24 3155.42 KING AND ROSEMARY M. KING, WHOSE NAMES ARE SIGNED TO THE 2741.28 3131.15 FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND 3066.07 2887.46 ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 67/1 PROPERTY OF 3000.00 3000.00 DAY OF February, 2003. WILLIAM J. MODICA & THESE COORDINATES ARE BASED PATRICIA P. KELLY MY COMMISSION EXPIRES: ON AN ASSUMED DATUM. TAX # 016-001-001 D.B. 131, PG. 344 FOUND BEARS N 0716'29" E, 20.48' 2' INGRESS/ECRESS 2' INGRESS/ECRESS 2' INGRESS/ECRESS 2' INGRESS/ECRESS P.U.E. P.G. 14. SLIDE 136 FROM COR #1 MINIMUM BUILDING LINE NOTE: THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED ON THE TRACT "B" REQUIREMENTS OF THE CITY OF SALEM SUBDIVISION AND ZONING PIN SET 1.194 ACRES ORDINANCES AND IS NOT IMPOSED AS A PRIVATE RESTRICTION. HYDRANT 51,933 SQ. FT. THE CITY OF SALEM ZONING ORDINANCE REQUIREMENTS SHALL BOUNDED BY CORNERS SUPERSEDE THE MINIMUM BUILDING LINE SHOWN HEREON NEW PRIVATE 10' S.S.E. 2, 3, 4, 5, 11, 10 TO 2 INCLUSIVE N 737700. 7,297 SQUARE FEET **GENERAL NOTES:** DEDICATED TO THE CITY OF SALEM FOR ROAD WIDENING 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT CLEAN BOUNDED BY CORNERS AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST 1, 2, 10, 9, 6, 7, 8 TO 1 INCLUSIVE OUT ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. _7.8° X 11.7° 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONES "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. LARIABLE 1/2" REBAR 51161C0023 D, EFFECTIVE DATE OCTOBER 15, 1993. ON LINE 3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ~0.8′ FROM 30.4° X 40.4 ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW COR #4 VINYL SIDED 1/2 CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 GARAGE FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN. TRACT "A" 1.155 ACRES LOT 9 WATER (4) NOT REFERENCE MAPS: PINE BLUFFS VALVE 50,314 SQ. FT. P.B. 2, PG. 156 BOUNDED BY CORNERS SURVEY FOR KENNETH W. & ROSEMARY M. KING BY T. P PARKER LOT 1 5, 6, 9, 10, 11 PROPERTY OF & SON DATED JULY 5, 1984 AND RECORDED IN D.B. 93, PG. 797. PINE BLUFFS TO 5 INCLUSIVE DAVID GORDON RESUBDIVISION FOR JOSEPHINE P. KING BY T. P. PARKER & SON DATED AUGUST 15, 1995 AND RECORDED IN P.B. 6, PG. 14, SLIDE RATCLIFFE PROPERTY OF TAX # 016-001-002 3. PLAT OF PINE BLUFFS BY C.B. MALCOLM, S.C.E. DATED JUNE 6. W.B. 20, PG. 463 WILLIAM R. & 1941 AND RECORDED IN P.B. 2, PG. 156 (ROANOKE COUNTY). NANCY A. SCOTT NOTE: OFFSETS TO RAILROAD 4. PLAT SHOWING 5.4 ACRES± OF LAND BEING CONVEYED TO P.W. TAX # 016-001-024 TRACKS (NOW REMOVED) ARE BASED ON LINE & HELEN M. BROWN BY C. B. MALCOLM & SON DATED MAY 8, '52 D.B. 35, PG. 165 AT 2.51'/ ON SURVEY FOR KENNETH W. & RESUBDIVISION FOR AND RECORDED IN D.B. 1, PG. 408. ŞET NOT \ ROSEMARY M. KING BY T. P. PARKER & SON DATED JULY 5, 1984 AND KENNETH_W. & ROSEMARY N. KING RECORDED IN D.B. 93, PG. 797. SHOWING RESUBDIVISION OF 2.35± ACRE TRACT 50' 25' 0' "BROWN" MAP RECORDED IN D.B. 1, PG. 408 CREATING HEREON TRACT "A" (1.155 AC.) & TRACT "B" (1.194 AC.) 0.167 ACRE DEDICATED FOR ROAD WIDENING GRAPHIC SCALE SITUATE ON KESSLER MILL ROAD SALEM, VIRGINIA APPROVED: SCALE: 1'' = 50'TAX # 016-001-025 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF DRAWN: Z/LRD/12 DATE: JUNE 10, 2002 SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF CALC: LRD W.O. 02-0236 ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT N.B. G-253 AMES E. TALIAFERRO, II, P.E., L.S.
EXECUTIVE SECRETARY CITY OF SALEM PLANNING COMMISSION REV: FEB. 6, 2003 ____ O'CLOCK ______ DAY OF tcb/11/1 2003. THIS RESUBDIVISION IS BASED TPP&S T. P. PARKER & SON ON A CURRENT FIELD SURVEY. ENGINEERS 816 Boulevard SURVEYORS Post Office Box 39 LINDA R. DUFF KENNETH W. & ROSEMARY N. CHANCE CRAWFORD TESTE: 2-12-03 KING ARE THE OWNERS OF PLANNERS Salem, Virginia 24153 540-387-1153 **OLERK** No. 1615 MELVIN B. DOUGHTY, P.E. - CITY ENGINEER DATE RECORD, SEE D.B. 93, PG. 793. 74.6,2003 CITY OF SALEM, VIRGINIA DEPUTY CLERK P.B. 9, PG. 50, SLIDE 74 CLOSED BY LRD